

# WHISPER TRACE 2

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, AND IN JOHN SCOTT'S VIRGINIA MILITARY SURVEY NO. 2642. BEING A SUBDIVISION OF 10.048 ACRES, AND BEING PART OF AN ORIGINAL 10.048 ACRE TRACT CONVEYED TO SIEKMANN ROBERT W. & ROBIN S. IN INSTRUMENT NUMBER 202600008969 IN THE DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, SIEKMANN ROBERT W. & ROBIN S., BEING THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE "WHISPER TRACE 2", A SUBDIVISION OF LOTS NUMBERED 7699-7702 INCLUSIVE. DO HEREBY ACCEPT THIS PLAT AND DO DEDICATE A 0.489 ACRE TRACT FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED

IN WITNESS WHEREOF, \_\_\_\_\_ I (WE) HAVE SET MY (OUR) HAND THIS 28 DAY OF April, 2026.

Robert W. Siekmann  
ROBERT W. SIEKMANN

Robin S. Siekmann  
ROBIN S. SIEKMANN

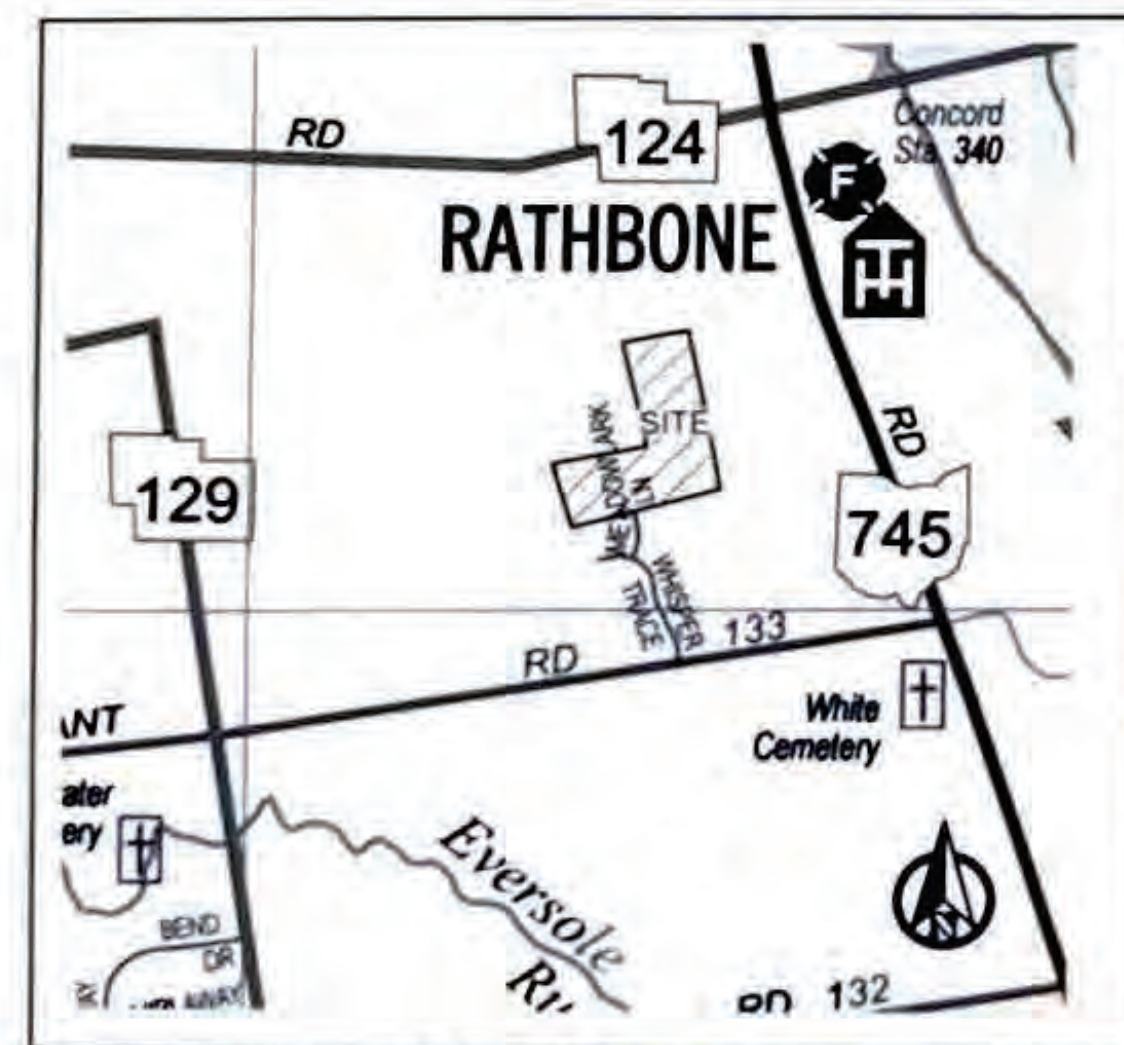
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, SIEKMANN ROBERT W. & ROBIN S., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 28 DAY OF April, 2026.

MY COMMISSION EXPIRES 3/15/2028

Jim Baldwin  
NOTARY PUBLIC, STATE OF OHIO



LOCATION MAP  
SCALE: NTS

### ZONING

FR-1 - FARM RESIDENTIAL DISTRICT

### BUILDING SETBACKS

90' FRONT FROM CENTERLINE OF MEADOWLARK LANE  
25' SIDE SETBACK  
50' REAR SETBACK

### SUBDIVISION ACREAGE

10.048 ACRES - TOTAL SUBDIVISION  
0.489 ACRES - ROAD R/W MEADOWLARK LANE  
9.559 ACRES - 4 LOTS TOTAL (BUILDABLE)

### FLOODPLAIN

THE DEVELOPMENT IS LOCATED IN ZONE X, A ZONE DESCRIBED AS OUTSIDE OF THE 100 YEAR FLOODPLAIN AND ZONE A, A SPECIAL FLOOD HAZARD AREA WITHOUT A BASE FLOOD ELEVATION, ON FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, OHIO, MAP NUMBER 39041C0210L, EFFECTIVE DATE DECEMBER 21, 2023.

### SURVEYOR'S CERTIFICATION

SURVEYED AND PLATTED BY:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Marcus E. Stenger  
MARCUS E. STENGER P.S.  
OHIO PROFESSIONAL SURVEYOR NUMBER 8927

4/30/2026  
DATE

PLAN PREPARED BY:

**GHG**  
GANDEE HEYDINGER GROUP  
CIVIL ENGINEERS & SURVEYORS

5676 STATE ROUTE 521, SUITE B, DELAWARE, OH 43015  
P: 740.224.0809 WWW.GHGCIVIL.COM

### WHISPER TRACE 2 SUBDIVISION

SCALE: NTS  
DATE: APRIL 13, 2026

SHEET **1 / 3**

APPROVED THIS 29<sup>th</sup> DAY OF April, 2026

Paul C. Don  
CONCORD TOWNSHIP ZONING INSPECTOR

APPROVED THIS 29<sup>th</sup> DAY OF April, 2026

Chris Valmuzzi  
DEL-CO WATER COMPANY

APPROVED THIS 30 DAY OF April, 2026

Wesley Dube  
DELAWARE PUBLIC HEALTH DISTRICT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DELAWARE COUNTY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

DELAWARE COUNTY COMMISSIONERS

TRANSFERRERD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DELAWARE COUNTY AUDITOR

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ AM / PM IN OFFICIAL RECORD VOLUME \_\_\_\_\_

PAGE \_\_\_\_\_ FEE \$ \_\_\_\_\_

DELAWARE COUNTY RECORDER

STORED IN \_\_\_\_\_

P.C. \_\_\_\_\_

SLIDE \_\_\_\_\_

C:\Users\jgaronheydingr\Documents\General\Projects\25-108-04-TSC-Whisper Trace 2\External References\Survey\PLAT\Whisper Trace 2 PLAT.dwg COVER Apr 13, 2026 - 1:27:57pm garonheydingr

# WHISPER TRACE 2

- 1) The owners, their successors, heirs or assigns of the herein delineated lots agree that when a central sewage system becomes available, said lot shall be connected to said central sewer system. Acceptance of title to a delineated lot for the subdivision shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included in conveyance of title for said lots.
- 2) Roof drains, foundation drains and other clean water connections to the sanitary sewer system are prohibited.
- 3) The earthwork contractor shall comply with the "Delaware County Urban Sediment Pollution and Water Run-off Control Regulations" as adopted by the County Commissioners.
- 4) A non-exclusive easement is hereby specifically granted unto Del-Co Water Company, Inc., its successors and assigns, for the location of water lines, valves, and appurtenances within the rights-of-way hereby dedicated and within areas designated hereon as "Drainage Easement" or "Del-Co/Sidewalk Easement". Also granted is the right of Del-Co Water Company, Inc. to install, service, and maintain water meter crocks and appurtenances in said easement areas alongside said rights-of-way. The easement area shall be for the unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, gardens, shrubberies, and other surface features is strictly prohibited.
- 5) No other utility lines, conduits, mains, valves, boxes, pedestals, transformers, or other utility appurtenances are permitted within any Sanitary Easement unless they are approved on the signed sanitary sewer plans, or otherwise approved in writing by the Delaware County Sanitary Engineer, except that the rights granted to Del-Co Water Company, its successors, and assigns to install, service and maintain residential water services, meter crocks and appurtenances as designated on this plat are not restricted.
- 6) Easements are reserved for the construction, operation and maintenance of all public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands, and for storm water drainage.
- 7) Easements designated as "Sanitary Easement" shall mean a perpetual, exclusive sanitary easement over, through, under, within, upon, and across the area herein delineated, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, solely for construction, operation and maintenance of public. and or private sanitary sewers, sanitary sewer service connections, sanitary force mains, sanitary manholes, sanitary valves, and other sanitary appurtenances.
- 8) No other utility shall be located within the sanitary easement except for crossings as described herein; right angle or near right angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and one-hundred (100) degrees) over, across, or under the sanitary line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary sewer or force main shall be subject to the review and approval of the Delaware County Sanitary Engineer; any utility crossing within the sanitary easement resulting in an angle less than 80 degrees shall only be permitted if approved in writing by the Delaware County Sanitary Engineer.
- 9) No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of the sanitary easement unless said structure is approved in writing by the Delaware County Sanitary Engineer; any landscaping features, such as, but not limited to, trees, fences, signs, retaining walls, etc., within the sanitary easement area shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation; any landscaping features placed within the sanitary easement may be removed at any time by the Delaware County Sanitary Engineer or his/her representatives; the cost of restoration shall be the responsibility of the Grantor, or, upon conveyance by the Grantor, by the Grantor's successors and assigns.
- 10) The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer or force main within the sanitary easement shall be subject to approval of the Delaware County Sanitary Engineer; the Delaware County Sanitary Engineer reserves the right to require that all earthwork within the sanitary easement be graded to such a level that will, in his or her opinion, not jeopardize the structural integrity of, or limit the County's reasonable access to, the sanitary sewer or force main.
- 11) A non-exclusive easement is hereby specifically granted unto Siekmann Robert W. & Robin S. and its successors and assigns in interest to the 10.048 acre property described in INSTRUMENT NUMBER 202600008969, for the location of water, electric, or communication utility services within area designated hereon as "Utility Easement".

12) For any easement shown on this plat that contains a storm sewer, culvert, overland open ditch flood route, detention basin, retention basin and/or other storm water structure (herein referred to as storm sewer), the storm sewer rights are senior to the rights of any other public or private utility or interest utilizing the easement. Any costs associated with the damage, repair, replacement or relocation of any buried or above ground facility or structure that is necessary to allow the maintenance, repair or replacement of the storm sewer shall be the responsibility of the owner of said utility, facility or structure. When maintenance, repair or replacement of a storm sewer causes the removal of any trees, plantings, landscaping, fence, driveway or any other feature located within the easement, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.

13) Within those areas of land designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/ or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

14) Drives shall not encroach into any side yard drainage easement.

15) No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of any drainage easement unless said structure is approved in writing by the Delaware County Engineer's Office.

16) Any landscape features, such as trees, fences, retaining walls, etc. in drainage easements shall be reviewed by the Delaware Soil and Water Conservation District (DSWCD) and the Delaware County Engineer's Office (DCEO) prior to installation. The DSWCD and DCEO will review the proposed improvements to assure that the improvements will not interfere with the storm water control facilities.

17) Prior to preparation of building plans and/or detailed site plans, each lot owner must coordinate with the Delaware County Health Department to determine that the approved on-site sewage treatment system location is consistent with or compatible with the owner's desired site plan.

18) A designed sewage treatment system plan will be required prior to permitting.

19) Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Delaware County Regional Planning Commission, Engineer, Building Department, and Health Department are SITE IMPROVEMENT PLANS for the development of said lots showing finish grade elevations, sewage treatment system locations, and building envelopes.

20) A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

21) No known cemeteries, historical, or archeological sites within the project boundaries.

22) All lots are located in Flood Zone "X," a zone described as outside of the 100 year floodplain on flood insurance rate map, Delaware County, Ohio, Map Number 39041C0210L, effective date December 21, 2023.

23) Reserve areas are to be owned and maintained by the home owners association and to be used for private nature paths.

24) All reserve/open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

25) Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal,

Resolution No. \_\_\_\_\_, Journal Date \_\_\_\_\_.

PLAN PREPARED BY:



**GANDEE HEYDINGER GROUP**  
CIVIL ENGINEERS & SURVEYORS  
5676 STATE ROUTE 521, SUITE B  
DELAWARE, OH 43015  
P: 740.224.0809 WWW.GHGCIVIL.COM

# WHISPER TRACE 2

SITUATED IN JOHN SCOTT'S VIRGINIA MILITARY SURVEY NO. 2642, IN THE TOWNSHIP OF CONCORD,  
COUNTY OF DELAWARE, STATE OF OHIO.

JERRY W. HELD  
28.544 ACRES  
O.R. 2068, PG. 699

ORIGINAL 10.048 ACRES - OFFICIAL RECORDS INSTRUMENT NUMBER 202600008969

### SETBACKS

FRONT - 90' (FROM CENTERLINE OF MEADOWLARK LANE)  
SIDE - 25'  
REAR - 50'

SETBACKS REFLECT CURRENT FR-1 ZONING REQUIREMENTS.

### LEGEND

- LOT LINE
- - - EASEMENT
- - - BUILDING SETBACK
- IRON PIPE FOUND
- IRON PIN FOUND
- 5/8" IRON PIN SET WITH CAP STAMPED "GHG LLC"
- ⊗ MAG NAIL SET
- ⊙ WOOD POST

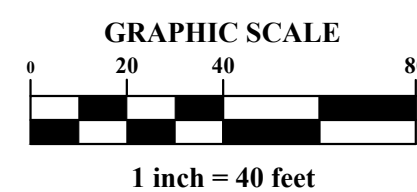
### BASIS OF BEARINGS

BEARINGS ON THIS PLAT ARE BASED ON THE GRID MERIDIAN OF THE OHIO COORDINATE SYSTEM, NORTH ZONE (NAD 83-2011), AS DETERMINED BY A SURVEY PERFORMED BY THE GANDEE HEYDINGER GROUP, LLC IN FEBRUARY OF 2026.

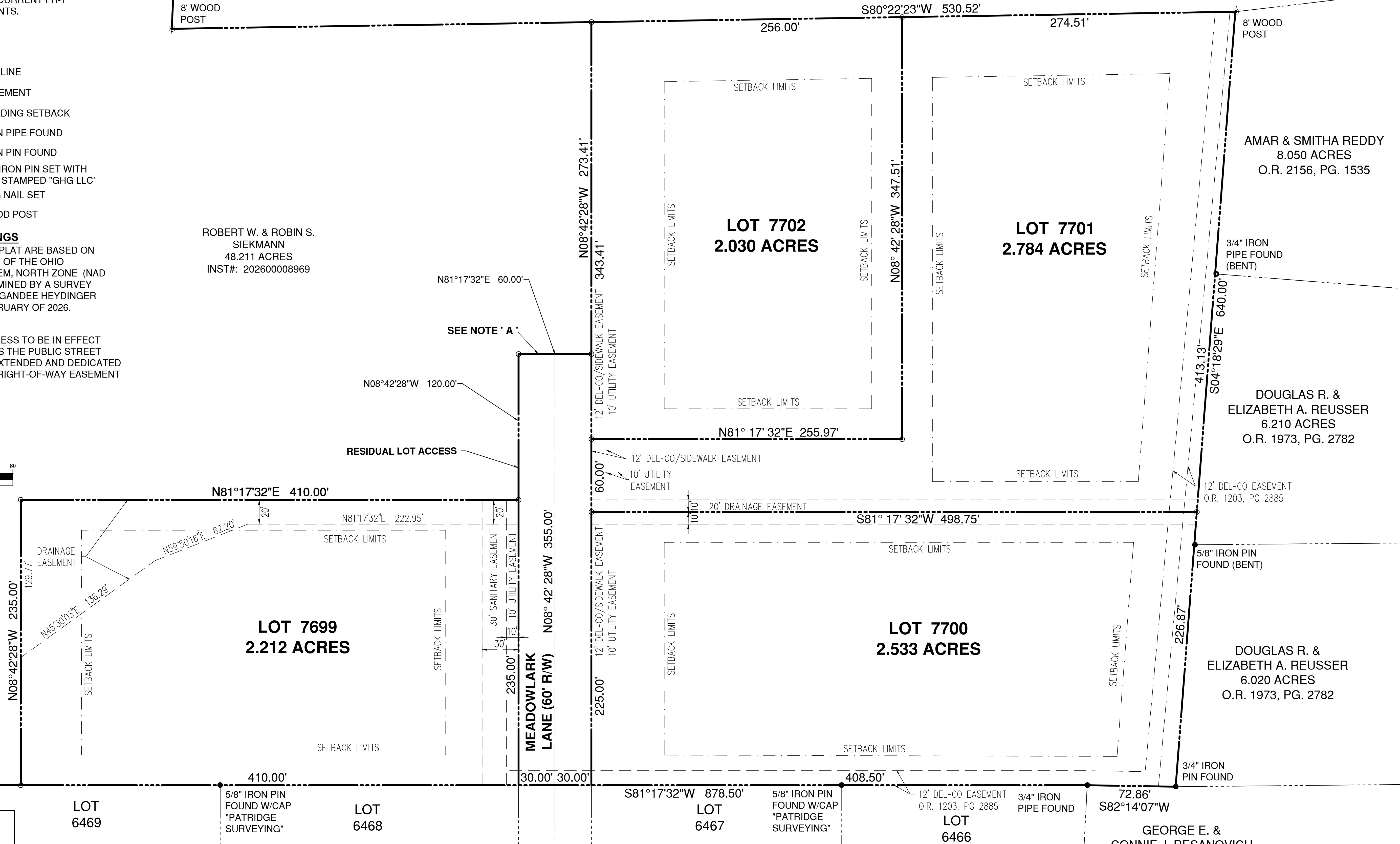
### NOTE 'A':

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT, DEED OR RIGHT-OF-WAY EASEMENT

ROBERT W. & ROBIN S. SIEKMANN  
48.211 ACRES  
INST#: 202600008969



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PLAN PREPARED BY:



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CIVIL ENGINEERS & SURVEYORS  
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## WHISPER TRACE SUBDIVISION

P.B. C3, PG. 648

LOT 6469

5/8" IRON PIN FOUND W/CAP "PATRIDGE SURVEYING"

LOT 6468

S81°17'32"W 878.50'  
LOT 6467

5/8" IRON PIN FOUND W/CAP "PATRIDGE SURVEYING"

12' DEL-CO EASEMENT O.R. 1203, PG 2885  
3/4" IRON PIPE FOUND  
LOT 6466

72.86'  
S82°14'07"W  
GEORGE E. & CONNIE J. RESANOVICH  
6.730 ACRES  
O.R. 522, PG. 107